

**QUESTIONS AND ANSWERS
to the
REQUEST FOR PROPOSALS
for
Valley State Park Operation Concessions
at
Five Valley State Park Units**

Questions submitted by prospective concessionaires 3/8-23/2012

Headquarters Response

Questions from Marshall Pike, California Parks Company:

1. *According to proposal instructions, each bid must be made including 7 hard copies of the proposal document. If a respondent bids all 5 parks, the Department will receive 35 hard copies of proposal documents from each respondent. Much of what will be provided in each bid will be repetitive, particularly in the area of experience statements. What alternatives are acceptable to prevent this duplication cost?*

State Response: Unfortunately no alternatives are acceptable to prevent duplication cost for entities needing to submit proposal for multiple parks. The STATE regrets the duplication costs that will be incurred by some proposers.

2. *How will the award of multiple park bidding points be established? If a respondent bids all five, will the respondent be disqualified from being awarded some number less than five?*

State Response: The RFP (pages 20 & 21) Proposal Evaluation Criteria explain this process in detail.

3. *If a respondent bids on multiple units including a "key park", but does not receive the key park award, will the concession be required to take the other two if awarded? From the RFP:*

"Multiple Units"...State reserves the right to issue single or multiple contracts based on the best responsible proposal(s)."

State Response: Specific proposal details (for example, a "Key park") must be clearly identified in the proposal. Per the RFP, page 10, if a proposer is not satisfied with the park or parks they are awarded in the selection process, they may be subject to forfeiting their Proposal Bond.

4. *Please provide an estimate of the cost per hour, day or other interval for "in-kind" services from the DPR if available:*

- a. *Water System Operator*
- b. *Sewer or septic system management*
- c. *Park Ranger call out on patrol or security services*

State response:

The titles in the question do not reflect official state positions or salary ranges. Below are some similar positions in a specific salary range (other ranges could be lower or higher) with estimated costs. Note that per state mandates costs must reflect the complete (*fully burdened State Administrative Manual [SAM] rate*) cost of providing a position including salary/wages, benefits, and the complete District and Department overhead costs.”

- a. Water System Operator – Groundskeeper with a (T-1) license fully burdened SAM rate = \$41.44/hr.
- b. Sewer or septic system management – Water and Sewage Plant Supervisor Range B - fully burdened SAM rate = \$64/hr.
- c. Park Ranger call out on patrol or security services – State Park Peace Officer – Range B - fully burdened SAM rate = \$62.25/hr.

5. *Does the District Superintendent (DS) have available, or expect to allow, these “in-kind” services provided by DPR staff, at some agreed cost, to the affected parks?*

- Northern Buttes DS?
- Gold Fields DS?
- Central Valley DS?

State response: No - “In kind” services are a state expense. As part of its core responsibility, the State expects to continue to provide the following services and functions in closed parks:

- Test and treat the water system. This does not include making repairs or replacing systems. As stated in the Sample Contract, page 23, the concessionaire is responsible for minor repairs.
- Natural and cultural resource management, protection and monitoring.

State Park employee costs, while working for California State Parks, are occasionally paid out of the State Park Contingent Fund, which is made up of non-state donations dedicated to specific programs, projects or purposes. Contingent Fund agreements are separate and case-by-case. They are not part of this RFP or Sample Contract.

Submitted by American Land and Leisure

6. *Do we need to submit 1 complete bid package - 1 set of 7 copies plus the \$500 fee – for each park we bid on?*

State Response: Yes, per the instructions on page 10 of the RFP. Proposers may submit one proposal for one park or one proposal for multiple parks. In a multiple park proposal, all elements of the DPR form 398 that are specific to individual parks (such as II. Proposal Information, A. Operations Plan, B. Rental Offer and Concession Feasibility/Financial Proforma) must be included as separate components of each proposal. However, if multiple park operations are being proposed in one proposal only one copy of “I. Proposer Information,” “IV. Certification of Proposer Information,” and “V. Privacy Notice.” needs to be included.

Performance Bond: In a multiple park proposal, a \$500 proposal bond must be included for each park in the proposal.

7. If an NPO takes over and the RFP is pulled, is the \$500 fee refunded?

State Response: Yes, if a park is ‘pulled’ or withdrawn from the RFP the \$500/park Proposal Bond would be refunded.

8. Is it a requirement to submit bids on the DPR 398 (Excel form) that was forwarded to us or could we follow the same format using other programs such as Word?

State response: Yes, other software may be used, but the proposals must strictly follow the content and format prescribed by the DPR398 (refer to RFP, page 10).

9. Some of the pages on DPR 398 are out of alignment. For instance, the check boxes don't line up to the choices. Can this be fixed?

State response: Yes. The formatting issues with the DPR 398 have been corrected and corrected DPR 398s have been sent to proposers.

10. How are the funds in the Facility Maintenance/Improvement Account used? Does the concessionaire have a say in what projects the money goes toward?

State response: Yes, per the terms in the Sample Contract (primarily page 6, Section 5 Facility Maintenance/Improvement Account, page 10, Section 7 Facility Improvements, and page 26, Section 23, Housekeeping and Maintenance. The concessionaire may suggest projects for funding, but the State must approve all FMIA expenditures.

11. Are Capitol Improvement items the responsibility of the State or the concessionaire? In many contracts, the big ticket things like a replacement roof are paid for by the landlord.

State response: Neither the State nor the concessionaire is responsible for capital improvement items, major maintenance, or infrastructure. Per the Sample Contract, page 11, the concessionaire may propose capital improvement items, major maintenance, or infrastructure to be funded by the concessionaire if that is part of their annual maintenance plan.

12. The amount of the performance bond is listed as “6 months rent.” Who picks which 6 months it is based on? What is a ball park figure for this bond? Will the bonding requirement be released after a successful first year of operation?

State response: The “6 months rent” is determined by taking the “minimum annual rent as bid and dividing it in half. The “6 months rent” figure is not based on a percentage of gross sales or other numbers. The Concessionaire sets the minimum annual rent in their 398 concession proposal. The Performance Bond will NOT be released after one year, but is held until the contract terminates or expires.

13. *What are the required levels of insurance?*

State response: Levels of insurance are specified in the Sample Contract, page 14, Section 10, Insurance.

14. *What labor laws apply? Are there specified rates that staff must be paid at other than minimum wage?*

State response: All labor laws apply. Other than what is legally required (such as minimum wage), there are not other specified rates that staff must be paid.

15. *May the entire response proposal be noted as “trade secrets/proprietary information” so that none of it can get into competitor’s hands?*

State response: The State has revised the DPR 398 which specifies on page 1 what is considered Confidential and not open to inspection by competitors. Items not considered Confidential may be available to competitors as “public information,” unless the proposer claims the information is proprietary and agrees to defend and indemnify the State in case of a challenge.

16. *What determines the “minor changes” to the contract that will be allowed? Would that be things like operating dates, responsibilities, etc.?*

State response: As stated in the RFP, page 7, “minor changes” may be made prior to contract execution. These changes are non-material modifications for clarity and explanation and are often details specific to individual park units.

17. *We are responsible for all taxes, yet it says rent will be assessed on gross revenues. Why is the basis for rent not adjusted gross revenues?*

State response: The rent requirement is defined by law (Public Resources Code section 5080.19, sub-section d which says in part: *(d) Rent shall be paid on the basis of the higher of a flat monthly amount or a percentage of gross sales, ... as the basis for determining rent.*

18. *Why is the Healthy Food Initiative an issue?*

State response: Health is part of the mission of the California State Parks. By providing healthy eating choices at State Park food venues, public health is being promoted.

19. *It mentions security personnel. What level of security and training is needed? Would cover this or are professionally trained, armed guards needed who have authority to evict or write tickets?*

State response: As stated in the Sample Contract, page 7, Section 6, Use of Premises, subsection B., the level of security must be adequate to address the security challenges at each park unit. Every CA State Park is unique and has varying needs for security. In many cases, staff trained in basic skills may be adequate. In other cases, additional types of security may also

be needed such as enhanced locks, alarm systems, better lighting, etc. Armed security guards are another possible option.

20. How is income reported?

State response: In the Sample Contract, page 4 Rent requires monthly reporting of income via the DPR 054 form, Exhibit D additionally page 21, Section 15 Records and Reports requires other reporting.

21. Is there a need to track usage or other information?

State response: Yes, the Sample Contract, page 21, Section 15 Records and Reports, requires attendance reporting via the DPR 449, Monthly Attendance form Exhibit L.

22. The 5 year totals on p.5 do not match the numbers in the chart. Which are correct? Would you check your formulae to verify that they are accurate please?

State response: Yes, there were errors. The RFP Addenda/Errata has the correct figures.

23. Will our ratings and those of all who apply to operate these facilities be available for review when the choice is made on the successful bidder?

State response: Yes, this is a public process and the ratings will be available.

24. Who is available to answer questions about the RFP? Do you have a contract administrator assigned to this project(s) yet?

State response: Due to the tight timelines regarding park closures there is no one contract administrator assigned and three administrators are covering all the questions. Per the RFP, page 9 the Question and Answer period has passed.

Question from Chester Skinner:

25. Does RFP include anything beside "gate" fees? For example retail sales, marinas etc. Not clear on what is being offered?

State response: As stated in the RFP, page 4 the goal of this RFP is to "... provide continued public access, resource protection and use of campgrounds, day use areas, roads, trails and recreational facilities to the maximum extent possible..." and is primarily for collection of day use and camping fees, sometime referred to as "gate fees." Concessionaires, with State approval may develop sales venues or other revenue generation opportunities. None of these parks have currently operating marinas or retail stores. Some parks have firewood sales to campers via a host.

Question from Stan H. Underwood:

26. Are any parks opportunities coming up that might include medium-to-larger-size MARINAS?

State response: No, not in this RFP. Future marina opportunities will be posted on the Department's website or by being on the Department's concessionaire mailing list. None of the 5 parks in this RFP have marinas. Most have basic aquatic facilities such as boat ramps, small docks, restrooms, and parking lots.

Questions from Warren Meyer, Recreation Resource Management

27. Why is the Turlock Lake location also being separately offered in another concession proposal from the local power and water company? Do we need to bid in both offerings? Do our proposals to both authorities need to be the same, which is difficult given that they have different requirements? Which agency has the final authority? We can certainly bid more for Turlock Lake standalone than we can as a part of a package with smaller parks. I suppose others can as well. Does this mean we need to plan our bids as if Turlock may be pulled out of the package?

State response: California State Parks has a current 30 year lease with the Turlock Irrigation District to operate Turlock Lake SRA and is moving forward with an RFP for the campground and day use operations at this unit. We expect to be successful in this effort. If we are not successful in selecting "the best responsible bidder" as defined in the RFP, page 11, State operations may be returned to the Turlock Irrigation District. At this point, RFP actions of Turlock Irrigation District do not affect the state RFP process. Both agencies are offering their RFPs separately.

28. Several of the locations in this bid package likely do not stand on their own. For example, take George J, Hatfield SRA (GJH). There is no way we can operate GJH profitably even at 0% rent, much less 3%, unless it is included in a contract along with Turlock or Brannon Island. May we specific in our bid that our proposal for GJH or some other park is only valid if we are also offered, say, Brannon Island or perhaps only if we are awarded all five?

State response: Yes, proposal may include conditions imposed by proposers. However those conditions will only be considered if a proposer is selected as the "best responsible bidder" for an individual park unit. At that time the state will have the option of either accepting or rejecting those conditions before awarding the contract. If you are selected as the best responsible bidder, the State may accept some, all, or none of the conditions and it would then be up to the proposer to decide if they still wanted the contract. If not, the State would move on to the next responsible bidder, etc.

29. *We are concerned that CSP may be planning to divide up these parks and offer them to different bidders. This really makes bidding almost impossible. For example, we might bid X% for Brannon Island stand alone, but will have to bid something less than that if we get Brannon Island plus Hatfield or Woodson Bridge, as there will be a cross-subsidy to make those smaller parks work. How do we account for this in our bids? Should we bid both a standalone rate and a five park bundle rate, and would CSP accept such a bid as conforming? Note the problem here is that CSP seems to want someone to take all five, since you have extra points in the scoring for that option. But bidding on all five will mean our bid rate for Brannon Island would be less than if we only bid for that one, since the money we expect to lose at the smaller parks would come out of our rent we might pay. Someone who bids only Brannon could perhaps bid twice the rent we could bidding all five together. This would give them 15 more points on the bid rate, which would be more than we would get from the bonus points.*

State response: Because of mandates from control agencies parks must be bid individually. Only proposals for individual park units will be accepted, and bonus points will be awarded for multiple park proposals. This process is detailed in the RFP, page 20. The Multiple Park Bonus (for proposers who submit proposals for all 5 parks) has been increased from 2 to 15 points. The maximum score for the best 5-park proposal is now 117 not 104. (Refer to RFP, page 20, question 2 and question 30 for more information).

30. *Starting on page 27 of the sample contract, there are definitions of category 1 and category 2 maintenance. There is discussion of category 1 being handled out of the facility maintenance account, but no discussion of category 2 maintenance. Is it the intention of CSP that both category 1 and category 2 maintenance be considered financial responsibilities of CSP? If not, how will financial responsibility for these two types of maintenance be divided between landlord and tenant?*

State response: As discussed in the Sample Contract, beginning on page 26, Category 2 Maintenance normally involves complete replacement a facility or part of a facility and is often expensive. The intent is that neither the State nor the Concessionaire has responsibility to fund Category 2 maintenance. Category 2 Maintenance, if needed, would have to be negotiated between the State and the Concessionaire as part of an annual work plan and could be funded from the FMIA. A major reason significant maintenance needs exist in California State Parks is a lack of resources to address important needs. (Refer also to Question #8 and #9 for more information.)

31. *Does the state have inspection or other reports for these parks outlining known deferred maintenance needs or facility issues that can be shared with bidders?*

State response: Yes, estimated deferred maintenance needs at the 5 parks in this RFP total about \$10.6 Million. Some maintenance needs are more urgent than others. Summary information about needs at the five parks is available at http://www.parks.ca.gov/?page_id=22548.

Question from Scott Hale, Wanderlust Hospitality

32. Will agreements be awarded individually for each park unit, or is the agreement for the collection of park units?

State response: As stated in the RFP, page 11 Contract Award, Agreements may be awarded to the best responsible bidder, individually for each of the 5 park units. Winning individual park proposals from a single entity may be combined and awarded in one contract. (Refer also to questions #1-4 for more information).

Turlock Lake SRA Questions

Question from Warren Meyer, Recreation Resource Management

33. Why is the Turlock Lake location also being separately offered in another concession proposal from the local power and water company? Do we need to bid in both offerings? Do our proposals to both authorities need to be the same, which is difficult given that they have different requirements? Which agency has the final authority? We can certainly bid more for Turlock lake standalone than we can as a part of a package with smaller parks. I suppose others can as well. Does this mean we need to plan our bids as if Turlock may be pulled out of the package?

State response: CSP has a current 30 year lease with the Turlock Irrigation District to operate Turlock Lake SRA and we are moving forward with an RFP for the campground and day use operations at this unit. We expect to be successful in this effort. If we are not successful in selecting "the best responsible bidder" as defined in the RFP, page 11, State operations may be returned to the Turlock Irrigation District. RFP actions of Turlock Irrigation District do not affect the state RFP process.

Questions from Marshall Pike, CA Parks Company

34. Turlock Irrigation District (TID) has issued a parallel RFP for operation of all facilities currently leased by the State Park plus facilities leased to Stanislaus County on Turlock Lake. Please address what status an award made to a respondent to the TID solicitation would have in any process conducted by the State for the same facilities? Considering the TID response is due by April 6 and the State RFP response is not due until May 1, what will the effect of the prior award have?

State response: Refer to previous question response.

35. Where does the state currently dump downfall and site clearance debris at each park? Any composting or burn piles allowed?

State response: State response: A burn pile location is at the east end of the day use area. Under current county regulations burn permits are issued. Brush and debris removal should be part of the proposer's Operations Plan.

36. Please provide a list of the number and location of all dumpsters in each Park. Who owns?

State response: The number and location of dumpsters (all are 3 yard) at Turlock Lake SRA varies depending on time of year. In 2011/2012 this is the schedule:

- 05/01/11 to 10/31/11 – 3 (container, Day Use Area)
- 11/01/11 to 04/30/12 – 1 (container, Day Use Area)
- 05/01/11 to 10/31/2011 – 5 (containers, Campground)
- 11/01/11 to 04/30/12 – 2 (containers, Campground)
- 07/01/11 to 06/30/2012 – 1 (container, Admin. Office area)

37. Please provide a schedule of tipping service intervals (weekly, biweekly, monthly) by season?

State response: Refuse pick up varies depending on use and demand which is influenced by weather. Specific intervals for this park are not available.

38. *Is weed abatement treatment including "round-up" and pre-emergent treatments currently authorized in the State Parks to control grasses in camping, picnicking and day use areas or along fence or barrier lines?*

State response: Weed abatement and pesticide use is controlled by permits and must be part of an Operation Plan approved by the District Superintendent for each park unit. Herbicides applied by training qualified applicators have been used to control invasive exotic weeds in the undeveloped portions of the park unit. A weed abatement program utilizing "Round-Up" is currently in place at Turlock Lake SRA. An active permit is on file with the Stanislaus County.

39. *What is current condition of the water service and septic/sewer systems at Turlock Lake SP? What percentage of state park staff were assigned to this duty in terms of a full time equivalent (FTE) person?*

State response: The water service and septic system are in fair condition. Water system chlorinators and lift station pumps have been replaced in the last 1–3 years. Monitoring, maintenance and repairs are performed by three different personnel (a Water and Sewer Plant Specialist, a Park Maintenance Supervisor, and a Park Maintenance Assistant) depending on the technical skill necessary to complete the task.

40. Regarding the Turlock Lake SP solicitation, what revenue is generated by the Turlock Lake Waterfowl Blind Permit program?

State response: The waterfowl program consists of a non-mandatory drawing with a nonrefundable participation fee of \$50.00 per person; the average amount of participants is 83. Waterfowl permits are \$300.00 per blind permit, the average number of permits issued is 21.

41. Regarding Turlock Lake SP, how many DPR staff are housed in the Staff housing area and what are their job titles? Will they remain?

State response: There is no DPR staff residing in the park.

42. Regarding the paved day use lots at Turlock Lake: Are capital repair funds currently designated for seal coating treatment and restriping these surfaces? Who will be responsible for this and other major paving rehabilitation or repair?

State response: There is currently no capitol funds allocated for seal coating treatment. A restriping program was implemented in the fall of 2011.

43. Regarding the paved day use lots at Turlock Lake: Are capital repair funds currently designated for seal coating treatment and restriping these surfaces? Who will be responsible for this and other major paving rehabilitation or repair?

State response: Refer to response to the previous question.

44. Please provide annual (monthly if available) electric bills for all meters, that will be the responsibility of concession, for last year by park : Turlock Lake

State response: In 2010 – 2011 electric bills totaled approximately \$6,270.00 (10 electric meters, not including the 2 residences that are not part of this RFP.)

45. What is the annual trash removal budget expense by park: Turlock Lake?

State response: Refuse removal costs for fiscal year 2010-2011 was \$8,016.00.

From American Land and Leisure

46. Are there vending stations or onsite stores?

State response: No.

47. What are the historical levels of interpretive services provided?

State response: The frequency was weekends and holidays from Memorial Day weekend to Labor Day weekend. The programs consisted of campfire programs on the weekends, junior ranger programs generally on Sunday mornings. During the off season we host school tours and school outreach programs depending upon local area needs.

48. What has historically been done in the area of community outreach?

State response: School interpretive outreach programs were designed to take interpretation to the local area classrooms. Community events in the three neighboring towns consisted of but were not limited to local rodeos, town festivals, and heritage events.

49. What have traditionally been seasons operating date? Has there been a year to year variance? May they be adjusted as weather and usage dictate?

State response: The traditional busy season is mid-May to mid-September. Operating schedules may be adjusted per Sample Contract, page 10, Hours of Operation.

50. Are there places for concession staff to live on site? If so, what amenities are provided (water, sewer, electric hook ups)?

State response: Per the Sample Contract page 54, at Turlock Lake, there are two single family homes, both 3 bedroom, 1 bath, apprx 1400 sq ft that would be available for concession staff. There are no trailer pads available.

McConnell SRA Questions

Questions from Marshall Pike, CA Parks Company

51. Where does the state currently dump downfall and site clearance debris at each park? Any composting or burn piles allowed?

State response: Usually, debris is chipped or mulched. Debris piles are not allowed as they can be a fire hazard, are unsightly, and can become “man-made” habitat for park wildlife, which is against Department policy. Burn permits are issued by the county and concessionaire will need to apply for these permits. Brush and debris removal should be part of the proposer’s Operations Plan.

52. Please provide a list of the number and location of all dumpsters in each Park. Who owns? What is the annual trash removal budget expense?

State response: The trash removal budget is approximately \$5,000/year, dumpster numbers vary by season:

- 8, 3-yd dumpsters between June 1 and September 30 located in DU, CG & Maintenance areas
- 1, 3-yd dumpster between October 1 and March 31 located in CG
- 6, 3-yd dumpsters between April 1 and May 31 located in DU, CG & Maintenance areas

53. Please provide a schedule of tipping service intervals (weekly, biweekly, monthly) by season?

State response: Refuse pick up varies depending on use and demand which is influenced by weather. Specific intervals for this park are not available.

54. Is weed abatement treatment including "round-up" and pre-emergent treatments currently authorized in the State Parks to control grasses in camping, picnicking and day use areas or along fence or barrier lines?

State response: Weed abatement and pesticide use is controlled by permits and must be part of an Operation Plan approved by the District Superintendent for each park unit. Herbicides applied by training qualified applicators have been used to control invasive exotic weeds in the undeveloped portions of the park unit.

55. What is current condition of the water service and septic/sewer systems at McConnell SP? What percentage of state park staff were assigned to this duty in terms of a full time equivalent (FTE) person?

State response: Systems are in good condition. As part of its responsibility, the State expects to continue to test, and treat the water systems in closed parks. This does not include making repairs or replacing the system. As stated in the Sample Contract, page 23, the concessionaire is responsible for minor repairs. At McConnell, 10% of time is spent by the Water & Sewer Plant Supervisor on these systems 10% of time is spent by the Park Maintenance Worker.

56. Regarding McConnell SP, how many DPR staff are housed in the Staff housing area and what are their job titles? Will they remain?

State response: One (1) Ranger lives in residence #2 and may remain.

57. Regarding McConnell SP, has County roads department been contacted for shoulder maintenance and margin repairs needed to keep this road serviceable?

State response: DPR has not contacted County about the condition of the county road leading to the park.

58. Please provide annual (monthly if available) electric bills for all meters, that will be the responsibility of concession, for last year by park:

State response: At McConnell, in calendar year 2011, park operation electricity costs were approximately \$3,000. There are approximately 5 meters for the park, plus an additional one if the concessionaire uses residence #1.

From American Land and Leisure

59. Are there vending stations or onsite stores?

State response: No.

60. What are the historical levels of interpretive services provided?

State response: Campfire presentations on Saturday evenings between Memorial Day and Labor Day; school groups visit park throughout school year or a Ranger visits classrooms.

61. What has historically been done in the area of community outreach?

State response: Rangers and management have addressed schools and civic groups, attended community events such as Arbor Day, and attended local community meetings such as those held by the County Board of Supervisors.

62. What have traditionally been seasons operating date? Has there been a year to year variance? May they be adjusted as weather and usage dictate?

State response: Peak season at McConnell is April 1 through September 30. Usage does vary based on seasonal flooding of Merced River as the river will cover the beach. Flooding does not affect the campground or picnic areas.

63. Are there places for concession staff to live on site? If so, what amenities are provided (water, sewer, electric hook ups)?

State response: Per the Sample Contract page 55, at McConnell there is one single family home, 3 bedroom, 1 bath, apprx 1400 sq ft that would be available for concession staff. There are no trailer pads available.

George J. Hatfield SRA Questions

Questions from Marshall Pike, CA Parks Company

64. Where does the state currently dump downfall and site clearance debris at each park? Any composting or burn piles allowed?

State response: Usually, debris is chipped or mulched. Debris piles are not allowed as they can be a fire hazard, are unsightly, and can become “man-made” habitat for park wildlife, which is against Department policy. Burning is allowed under permit from the county. Brush and debris removal should be part of the proposer’s Operations Plan.

65. Please provide a list of the number and location of all dumpsters in each Park. Who owns?

State response:

4, 3-yd dumpsters between May 1 and September 30 located in DU, CG & Maintenance areas
1, 3-yd dumpster between October 1 and April 30 located in maintenance area

66. *What is the annual trash removal budget expense?*

State response: Approximately \$2,600/year

67. *Please provide a schedule of tipping service intervals (weekly, biweekly, monthly) by season?*

State response: Refuse pick up varies depending on use and demand which is influenced by weather. Specific intervals for this park are not available.

68. *Is weed abatement treatment including “round-up” and pre-emergent treatments currently authorized in the State Parks to control grasses in camping, picnicking and day use areas or along fence or barrier lines?*

State response: Weed abatement, pre-emergent and other pesticide use is controlled by permits and must be part of an Operation Plan approved by the District Superintendent for each park unit. Herbicides applied by training qualified applicators have been used to control invasive exotic weeds in the park.

69. *What is the status of water and electricity at Hatfield, since the web says water and electricity will be restored by Sept 2011? What is current condition of the water service and septic/sewer systems?*

State response: *A pressure vessel system is being installed to deliver water to park and expected to be operational in the next 60 days. The park may install replacement leach lines at the restroom nearest the group camp if funds allow, however, the prospective concessionaire should assume he/she will need to address septic issues should they arise. The leach system at the rear restroom is operational. New wiring needs to be installed at both restrooms and at the group camp. The State hopes to have the electrical wiring operational in the coming weeks.*

70. What is current condition of the water service and septic/sewer systems at George Hatfield SP? What percentage of state park staff were assigned to this duty in terms of a full time equivalent (FTE) person?

State response: As part of its responsibility, the State expects to continue to test, treat and monitor the water and sewer systems in closed parks. This does not include making repairs or replacing the system. As stated in the Sample Contract, page 23, the concessionaire is responsible for minor repairs. Refer to response to prior question. In addition, 10% of time is spent by the Water & Sewer Plant Supervisor on these systems. 10% of time is spent by the Park Maintenance Worker.

71. Please provide annual (monthly if available) electric bills for all meters, that will be the responsibility of concession, for last year by park:

State response: At George Hatfield SRA, in calendar year 2011, approximately \$600.00 was spent on electricity. There are two meters in the park the concessionaire will be responsible for, plus an additional one if the concessionaire uses the residence.

From American Land and Leisure

72. Are there vending stations or onsite stores?

State response: No.

73. What are the historical levels of interpretive services provided?

State response: Minimal. Interpretation was usually provided by park staff upon request by various school groups throughout school year.

74. What has historically been done in the area of community outreach?

State response: Rangers and management have addressed schools and civic groups, attended community events such as Arbor Day, and attended local community meetings such as those held by the County Board of Supervisors.

75. What have traditionally been seasons operating date? Has there been a year to year variance? May they be adjusted as weather and usage dictate?

State response: At George Hatfield SRA, the peak season is normally April 1 through September 30. Usage does vary based on seasonal flooding of Merced River. Flooding **does** affect the family campsites and picnic areas, the day-use road and parking lot, and other low-lying areas. The group camp, kiosk, and entrance road are usually not affected by flooding.

76. Are there places for concession staff to live on site? If so, what amenities are provided (water, sewer, electric hook ups)?

State response: Per the Sample Contract page 56, at George Hatfield SRA there is one single family home, 2 bedroom, 1 bath, apprx 1400 sq ft that would be available for concession staff. There are no trailer pads available.

Brannan Island SRA Questions

From Marshal Pike, The California Parks Company

77. What is current condition of the water service and septic/sewer systems at Brannan Island SP? What percentage of state park staff were assigned to this duty in terms of a full time equivalent (FTE) person?

State Response:

As part of its responsibility, the State expects to continue to test and treat the water and sewer systems in closed parks. This does not include making repairs or replacing the system. As stated in the Sample Contract, page 23, the concessionaire is responsible for minor repairs.

The water system is in good condition. Maintaining the water system requires 15% of Park Maintenance Supervisor (PMS) time and 15 % of Groundskeeper time per year.

The septic system is in good condition.

78. Where does the state currently dump downfall and site clearance debris at each park? Any composting or burn piles allowed?

State response: The brush pile and debris piles at Brannan Island SRA are located in a cleared field behind the maintenance yard. Burning is allowed, however a burn permit is required by the Sacramento County Department of Agriculture. Brush and debris removal should be part of the proposer's Operations Plan.

79. Please provide a list of the number and location of all dumpsters in each Park. Who owns? What is the annual trash removal budget expense at Brannan Island?

State response: The State contract for trash removal at Brannan Island SRA is with Central Valley Waste Services and is \$14,808 for two years (10/1/11 – 9/30/13). Specific dumpster locations are not available.

State Parks expects terminate this contract when a concessionaire operates the park unit and the concessionaire would need to either provide or contract for trash removal services.

80. Please provide a schedule of tipping service intervals (weekly, biweekly, monthly) by season?

State response: From October 1 through April 30 the dumpsters are emptied every other Friday, from May 1 through September 30 the dumpsters are emptied every Friday.

81. Is weed abatement treatment including “round-up” and pre-emergent treatments currently authorized in the State Parks to control grasses in camping, picnicking and day use areas or along fence or barrier lines?

State response: Weed abatement and pesticide use is controlled by permits and must be part of an Operation Plan approved by the District Superintendent for each park unit. Herbicides applied by training qualified applicators have been used to control invasive exotic weeds in the undeveloped portions of the park unit. Due to the lack of qualified staff, State Parks has not recently used herbicides to control undesirable vegetation around facilities at Brannan Island SRA.

There are several plant species which are listed as “threatened” or “endangered” or are “host listed species” such as Antioch evening primrose and elderberry. These species need to be protected in any herbicide treatment at Brannan Island SRA.

82. Please provide annual (monthly if available) electric bills for all meters, that will be the responsibility of concession, for last year by park: Brannan Island SRA?

State response: The park unit electricity is served by PG&E and in 2011 the cost of electricity from all of the meters in the park unit was \$29,970.28. The monthly bills varied by season.

83. Regarding Brannan Island, what fees are collected on the Day Use portion that fronts the Sacramento River main channel?

State response: Due to storm damage to stairways and visitor facilities, fees are no longer collected. Repair costs are unknown, however if repairs were made fees could be collected.

84. Regarding Brannan Island, how many DPR staff will remain housed in the Staff housing area and what are their job titles? Will they remain?

State response: If a concessionaire assumes management of the park unit, no State Park staff are expected to remain housed at Brannan Island.

85. Regarding Brannan Island guest slips, what steps have been taken to eradicate or control the hydrilla invasive species growth? Who is responsible for clearing harbor waters? What is the annual cost of control to DPR in the past?

State response: State Parks ownership and the Premises Description of the concession agreement only extends to the shoreline at Brannan I SRA, not into the water. The CA Department of Boating and Waterways is the lead agency for addressing water hyacinth and Egeria densa (Brazilian elodea) exotic infestations in the Delta waterways. DBW has done work in 7-mile and 3-mile sloughs in the past. CA Department of Food and Agriculture is responsible for the control of hydrilla. These exotic plants need to be properly disposed of in order to prevent further spread.

Below are the links to the DBW and CDFA invasive aquatic weed control program web pages.

<http://www.dbw.ca.gov/Environmental/Aquatic.aspx>

http://www.cdfa.ca.gov/plant/ipc/hydrilla/hydrilla_hp.htm

86. What is current condition of the water service and septic/sewer systems at Brannan Island SP? What percentage of state park staff were assigned to this duty in terms of a full time equivalent (FTE) person?

State Response:

As part of its responsibility, the State expects to continue to test, treat and monitor the water and sewer systems in closed parks. This does not include making repairs or replacing the system. As stated in the Sample Contract, page 23, the concessionaire is responsible for minor repairs.

The water system is in good condition. Water system needs to be tested daily for chlorine residual and the chlorine levels adjusted if needed. The water system is tested annually for coliform, nitrates and nitrites. The District contracts out these tests. Maintaining water system requires 15% of Park Maintenance Supervisor (PMS) time and 15 % of Groundskeeper time per year and the State expects to continue this service.

Septic system is in good condition and is comprised of septic tanks at each restroom and residence and leach fields. The 18 septic tanks in the park were pumped out annually or as needed and all are due to be pumped. The District contracted out the pumping service. Currently, all the septic tanks are due to be pumped. The PMS spends approximately 8 hrs. per year on inspection of the septic system.

87. Regarding the paved day use lots at Brannan Island: Are capital repair funds currently designated for seal coating treatment and restriping these surfaces? Who will be responsible for this and other major paving rehabilitation or repair?

State response:

Beginning July 1, 2012, State Parks on the closure list will not be allocated funds for capital improvement or maintenance. No capital repairs funds will be designated for seal coating,

paving or major repair of any of the park unit parking lots, roads or other paved surfaces. The roads and parking areas are serviceable. The District does not intend to fund any major repair of these facilities either before or during the term of the potential concession contract.

*88. Please provide annual (monthly if available) **electric bills** for all meters, that will be the responsibility of concession, for last year by park: Brannan Island?*

State response: PG&E provides the park unit electricity. In 2011 electricity cost from all of the meters in the park unit was \$29,970.28. Monthly bills varied by season and are not available.

From American Land and Leisure

89. Are there vending stations or onsite stores?

State response: There are no vending stations at Brannan Island SRA. The small visitor center located at the park unit is currently closed. Formerly there was a store located in this visitor center.

90. What are the historical levels of interpretive services provided?

State response: Prior to the service reduction in the past 2 years, State Parks staff provided weekly campfire interpretive programs during at the campground during the summer season and had a junior ranger program. The park unit also has a self-guided walk "litter getter" program that is serviced at the entrance kiosk.

91. What has historically been done in the area of community outreach?

State response: The Sector Superintendent regularly attends Lions and Rotary Club meetings in Rio Vista. Prior to service reductions the park staff provided interpretive programs, both in the park unit and in classrooms, at local schools. The park unit has staffed a booth at the annual Bass Festival in Rio Vista.

92. What have traditionally been seasons operating date? Has there been a year to year variance? May they be adjusted as weather and usage dictate?

State response: Yes, the sample contract (page 10), provides details regarding adjusting hours of operation:

Prior to the recent service reductions of the past 1-2 years, the park has been open year round seven days per week. The campgrounds, day use area, boat launch facility, group picnic and other day use facilities were open year round. The group camping area was closed during the winter season, from November through March.

Even with recent service reductions, the boat ramp is open 7 days per week, but camping is only available on Friday, Saturday and Sunday evenings. The day use/swimming area is closed.

93. Are there places for concession staff to live on site? If so, what amenities are provided (water, sewer, electric hook ups)?

State response: Per the Sample Contract Addenda/Errata for page 59, there is one mobile home, 2 bedroom/1 bath, 720 sq ft, about 15 years old with full hookups.

Four (4) single wide trailer pads are available

No fixed structure home is currently habitable. A home in the park needs minor repairs, but because it is more than 50 years old it is considered historic and needs historic review before work can be done. Refer to the Sample Contract, page 11, Section 8 Natural and Cultural Resource Management and page 26, Section 23. Housekeeping and Maintenance for more information.

Woodson Bridge SRA Questions:

From Marshal Pike, The California Parks Company

94. Where does the state currently dump downfall and site clearance debris at each park? Any composting or burn piles allowed?

State response: The dump downfall and site clearance debris area at Woodson Bridge is the Service Yard at 25140 Gardiner Ferry Rd, Corning. Yes, burning is allowed under permit in compliance with local air quality guidelines. Brush and debris removal should be part of the proposer's Operations Plan.

95. Please provide a list of the number and location of all dumpsters in each Park. Who owns?

State response: There are 4 dumpsters at Woodson Bridge SRA, owned by the contractor Greenwaste of Tehama. Dumpster locations are not available.

96. Please provide a schedule of tipping service intervals (weekly, biweekly, monthly) by season?

State response:

- July 1st – September 30th 2yd. picked up weekly
- October 1st – December 31st 2yd. picked up every other week
- January 1st – April 30th 2 yd. picked up every other week
- May 1st – June 30th 2 yd. picked up weekly.

97. Is weed abatement treatment including “round-up” and pre-emergent treatments currently authorized in the State Parks to control grasses in camping, picnicking and day use areas or along fence or barrier lines?

State response: Weed abatement, pre-emergent and other pesticide use is controlled by permits and must be part of an Operation Plan approved by the District Superintendent for each park unit. Herbicides applied by training qualified applicators have been used to control invasive exotic weeds in the park.

98. Regarding Woodson Bridge, how many DPR staff are housed in the Staff housing area and what are their job titles? Will they remain?

State response: No DPR staff is housed at Woodson Bridge SRA. We do not have a staff housing area.

99. What is current condition of the water service and septic/sewer systems at Woodson Bridge SP? What percentage of state park staff were assigned to this duty in terms of a full time equivalent (FTE) person?

State response: As part of its responsibility, the State expects to continue to test and treat the water system in closed parks. This does not include making repairs or replacing the system. As stated in the Sample Contract, page 23, the concessionaire is responsible for minor repairs. The current condition of the water service and septic/sewer systems at Woodson Bridge SRA is ‘fair’ but aged. One Maintenance Worker I dedicates about 15% of his full time equivalent to testing and servicing these systems, under the appropriate license of the Northern Buttes District’s Water and Sewer Plant Supervisor.

*100. Please provide annual (monthly if available) **electric bills** for all meters, that will be the responsibility of concession, for last year by park: Woodson Bridge?*

State response: The 2011 annual cost of electricity at Woodson Bridge SRA was \$8,112.44. Monthly bills are not available.

*101. What is the annual **trash removal** budget expense by park: Woodson Bridge?*

State response: In 2011, the annual trash removal cost was \$4,036.32 (which included several additional pickups which were not identified in the initial contract for refuse disposal.

From American Land and Leisure

102. *Are there vending stations or onsite stores?*

State response: No, there are no vending stations or stores at Woodson Bridge SRA. Fees are collected at the entrance station and the Camp Host Site where fees can be paid and firewood is sold for the Ide Adobe Interpretive Association.

103. *What are the historical levels of interpretive services provided?*

State response: Daily roving interpretation by Park Aide, Campground Host and Rangers. Campground Hosts hand out self-guided Jr. Ranger Programs to most children between age 7 and 12 when they come into the park. 1-3 school programs or trail walks per year and periodic Jr. Ranger programs.

104. *What has historically been done in the area of community outreach?*

State response: Litter Getter packets provided by Park Aides and Camp Hosts as outreach. Native planting days with local school groups and volunteers.

105. *What have traditionally been seasons operating date? Has there been a year to year variance? May they be adjusted as weather and usage dictate?*

State response: Traditionally the peak season at Woodson Bridge SRA is May, roughly Memorial Day, to September with Labor Day being the official end of the busy season. Yes there is a year to year variance of attendance and occupancy based on weather; season may start earlier due to good weather and may last longer for the same reason. This can work in reverse order due to bad weather. We don't adjust our high season rate based on weather patterns because we cannot predict what the weather will do.

106. *Are there places for concession staff to live on site(at Woodson Bridge SRA)? If so, what amenities are provided (water, sewer, electric hook ups)?*

State response: There are no housing structures in the park for concession staff to live in on site. We do have a trailer pad with hook ups at the maintenance yard on Gardener Ferry Road and one inside the campground. These are typically occupied by park hosts, volunteers, who assist us with park operations.